



Riley County Development Trends

August 2007

Introduction

The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was issued.

Current Activity

The development trends of August 2007 were similar to those of August 2001, in that only one (1) building permit was issued for the month. As indicated in Chart I, the permit was issued for a lot within an existing subdivision.

Residential Building Permits Issued August 2007

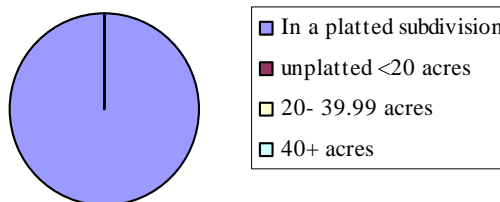


Chart I

Comparison with Previous Years

With the exception of 2005, the month of August 2007 was a bit below the normal average of 2-3 total residential building permits issued.

Chart II Total Residential Building Permits August

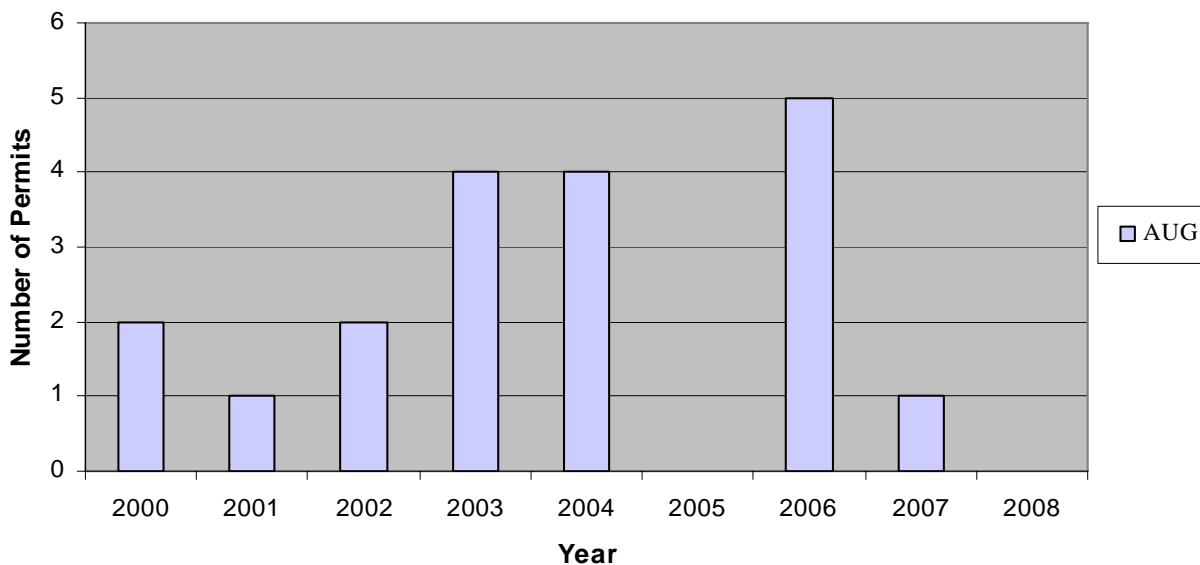
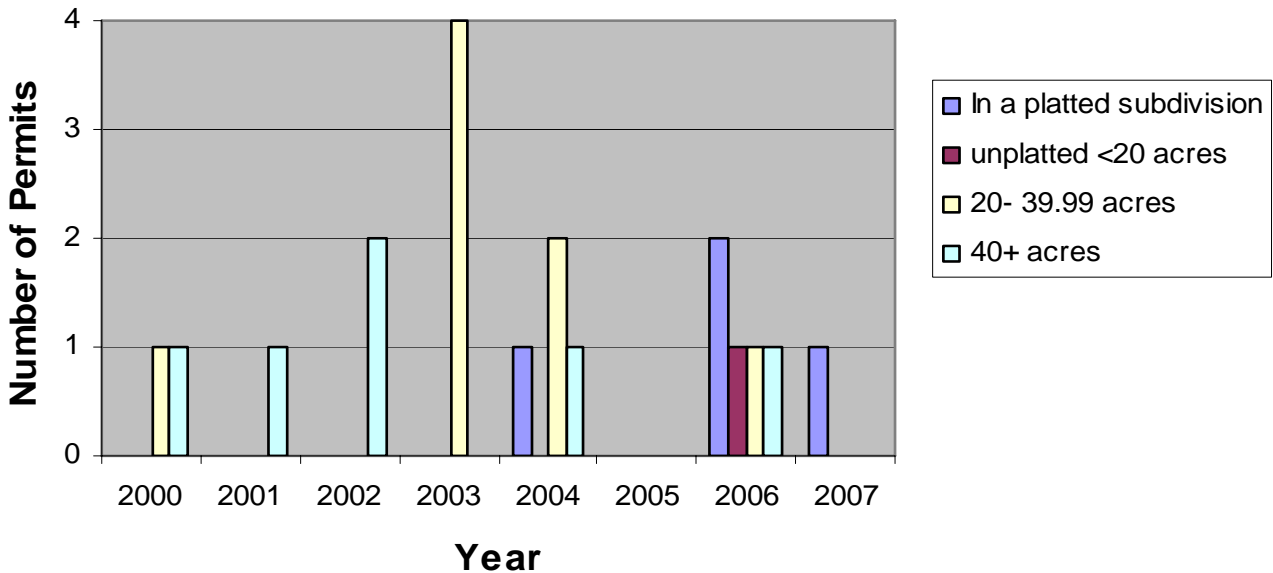


Chart III (below) illustrates the total number of residential building permits issued for the month of August, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. Although Chart III suggests that August was never an extremely busy month for building permits, it appears that 2003 and 2006 may have been slightly more eventful in that regard. Note that from 2000 through 2004, residential building permits have been predominantly for large acreages (20+acres). Since 2005, however, more permits have been issued for platted lots than for any other category. Furthermore, a residential building permit, for a tract 20-39.99 acres, was not issued for the month of August.

* For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are “grandfathered”. In other words, the size of the tract was established prior to the “20-acre” rule (1980).

Chart III Total Residential Building Permits
August



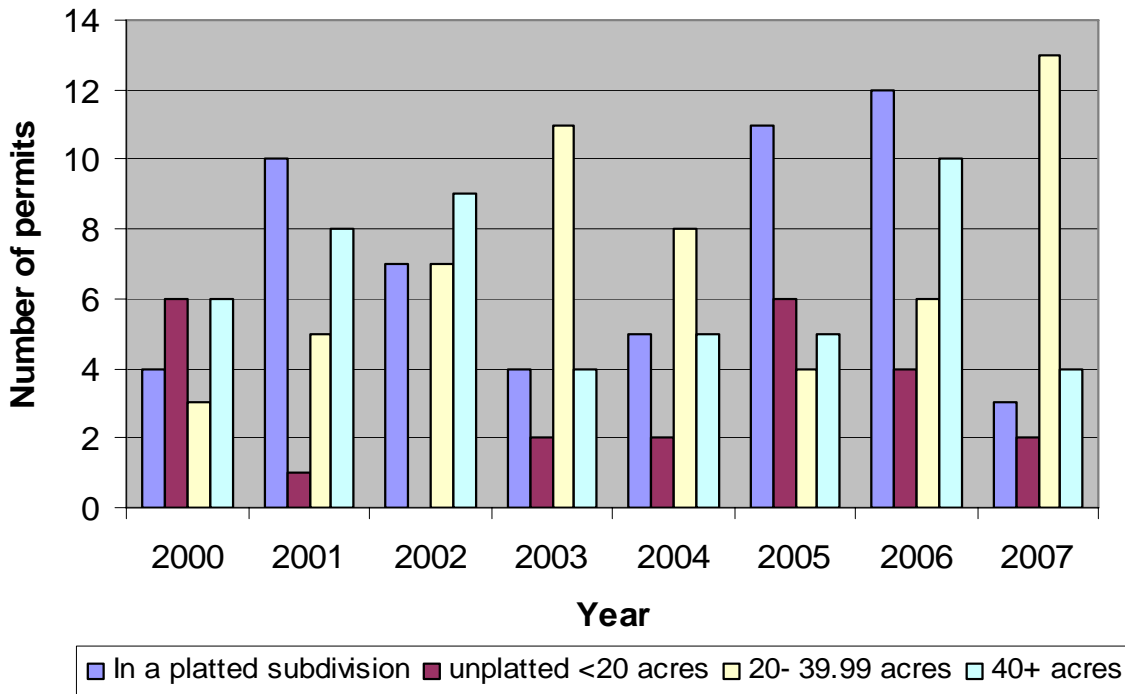
Analysis:

As previously mentioned, the month of August doesn’t appear to be a high volume month in regard to residential building permits.

Although the issuing of building permits for August appears to be slightly lower than normal, the year-to-date (YTD) totals (January – August) still indicates more residential building permits have been issued for tracts 20-40 acres than at any other time since 2000 (see Chart IV). However, those permits were issued earlier this year. Finally, as indicated by Chart III, there were no residential building permits issued for tracts 20-39.99 acres in size.

Chart IV

**Residential Building Permits
January - August**



20-acre Splits

There were no property splits of 20-39.99 acres for the month of August (Chart V),

Chart V

**2007 Property Splits
20-39.99 acres**

